

**EXHIBIT A - 2012 DRAFT FUNDING RECOMMENDATION EVALUATIONS - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME), AND EMERGENCY SOLUTIONS GRANT (ESG) PROGRAMS –**

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#	Project	Funds Requested				Funds Recommended				Evaluation against criteria in request for proposals
		S.U.P.F.*	CDBG	HOME	ESG	S.U.P.F.*	CDBG	HOME	ESG	
Housing										
1	Minor Home Repair Program – Community Action Partnership of San Luis Obispo County		\$40,000				\$40,000			The Minor Home Repair Program (MHRP) will provide home repair services for very-low and low-income households in unincorporated areas of the County. Staff recommends funding the program as CAPSLO continues to assist low- and moderate-income homeowners with minor repairs and has draw down prior year funds.
2	Oak Leaf Homes Permit Fee Assistance (Nipomo) – Peoples’ Self Help Housing Corp.		\$34,500	\$34,500			\$34,500	\$0		CDBG funding for this project is recommended as the project consists of assisting 23 low-income homeowners pay the \$1,500 necessary Nipomo Mesa Water Conservation Fee imposed by the Nipomo Community Services District (NCSD). Without the fee payment, the NCSD will not issue a will serve letter that prohibits the issuance of an occupancy permit by the County. The fees will be paid prior to occupancy of these units that will be built by their prospective owner via the mutual self-help method. The project is located on Avocado and Ash Streets in the unincorporated community of Nipomo.
3	Property Acquisition of Residential Care Home, 7860 Sinaloa, Atascadero, by Transitional Food & Shelter		\$100,000				\$0			Funding for this proposal by the applicant is not recommended as there are no matching funds nor is there support from the cities in the North County area. Also, the County has concerns regarding the long-term capacity Transitional Food & Shelter to own and operate the property for the long-term.
4	Solar Affordable Housing Program for Low-Income Housing by GRID Alternatives		\$94,080				\$70,000			The applicant will use \$2,000 in CDBG funds to help a low-income homeowner install solar panels. GRID Alternatives has matching funds to complete the installation of the solar panels that will reduce utility bills and increase disposable income for these households. Funding this program is recommended.

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5	Tenant-based rental assistance – HASLO and S.L.O. Housing Consortium			\$250,000				\$56,500		This program assists very-low and low-income persons with an urgent and immediate housing need. The program assists these households with security deposits and/or rents and increases the availability of housing options. In recent years the County has not approved funding for this program due to the amount of unspent prior year funds. Now that the balance of those funds has been reduced in the past year, a funding recommendation is recommended. The recommendation includes the use of up to \$4,236 for program administration by HASLO.
6	Construction of Affordable Housing, 3212 Rockview, San Luis Obispo by Habitat for Humanity			\$150,000				\$0		Funding for this project is not recommended under the 2012 Action Plan as the Board of Supervisors recently approved \$140,817 in prior year HOME funds for this project.
7	Construction of Affordable Housing, 2811 Vine, Paso Robles by Habitat for Humanity			\$150,000				\$0		Funding for this project is not recommended as HOME funding priorities will focus on the allocation of the Oak Park Affordable Housing project in Paso Robles and the South Street property acquisition. Also, federal program cutbacks prohibit the feasibility of a third major allocation for the development of affordable housing.
8	Rolling Hills Affordable Housing – Peoples' Self Help Housing Corporation			\$1,500,000				\$0		Due to funding needs for prior funded housing project, sufficient funds were not available to assist this housing project.
9	Property Acquisition of 313 South Street, San Luis Obispo by ROEM Development			\$300,000				\$300,000		Funding for this project is recommended due to the high demand for affordable housing in this city. The City has allocated several hundred thousand dollars in CDBG funds for the property acquisition along with awarding entitlements for the development of the 34-unit affordable rental housing project. The City has also waived \$1.2 million in permit fees to assure the project's affordability and competitiveness at the state level for tax credits.

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10	Oak Park Redevelopment Phase I Affordable Housing by the Housing Authority of the City of Paso Robles			\$750,000				\$306,080		Funding for this project is recommended. Recent HOME fund allocations to the project have established the priority to assist this project that will produce over 300 new affordable housing units. The project will also compete for California Tax Credits which will be assisted with the HOME allocation. The lack of a larger HOME allocation prevented the recommendation of additional funds to the project.
11	Tenant Based Rental Assistance Program by the Housing Authority of the City of Paso Robles			\$75,000				\$35,328		This is the first time the Housing Authority of the City of Paso Robles has applied for tenant based rental assistance program funds. Funding is recommended as the Housing Authority has demonstrated its capacity to administer its own TBRA program. The Housing Authority is also filling a need in the North County by coordinating its efforts to assist very low-income households with non-profit organizations interested in the creation of a TBRA program in this area. The recommendation includes the use of up to \$2,649 for program administration by the Housing Authority.
12	Property acquisition and rehabilitation, 542 Hathway, SLO by Tri-Counties Community Housing Corp.			\$95,000				\$0		In its allocation of CDBG funds, the City of San Luis Obispo allocated the full funding request.
13	First-Time Homebuyers Downpayment Assistance – County of San Luis Obispo			\$50,000				\$50,000		This program will assist low-income first-time homebuyers with down payment and closing costs assistance. Funding is recommended in anticipation of the County's application to the state for CalHome funds. Should the County not receive CalHome funds, the full allocation is recommended to be reallocated to the Oak Park Affordable Housing Project in the City of Paso Robles.
<b>Subtotal</b>		<b>\$0</b>	<b>\$268,580</b>	<b>\$3,354,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$144,500</b>	<b>\$747,908</b>		<b>Subtotal</b>

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		S.U.P.F.*	CDBG	HOME	ESG	S.U.P.F.*	CDBG	HOME	ESG	
Public Services										
1	Prado Homeless Day Center in SLO-Community Action Partnership of San Luis Obispo County (CAPSLO)	\$78,800			\$19,254	\$29,174			\$19,685	There is a high need for homeless services and it has a high priority need according to the Urban County’s 2010 Consolidated Plan. This facility has fulfilled its role as a supportive service center by assisting over 100 homeless or low-income persons on a daily basis. All eligible ESG applicants reached a consensus to the allocation of these funds as presented. The allocation is also consistent with the Homeless Services Oversight Council’s recommendation to fund this activity with both CDBG and ESG funds.
2	Maxine Lewis Memorial Shelter for the Homeless – by CAPSLO	\$155,505			\$33,006	\$68,074			\$33,446	This is an ongoing program funded by CDBG, ESG and general fund contributions in partnership with the County and the City of San Luis Obispo. This program provides 49 beds and 15-35 beds in overflow facilities to homeless persons, adding up to over 26,000 shelter nights a year, more than 60,000 meals served, and approximately 900 unduplicated persons per year. The City of San Luis Obispo approved a funding recommendation of their full 15% share for public services to the Maxine Lewis Memorial Shelter of \$97,128, plus city general funds. All eligible ESG applicants reached a consensus to the allocation of these funds as presented. The allocation is also consistent with the Homeless Services Oversight Council’s recommendation to fund this activity with both CDBG and ESG funds.
3	Operation of Homeless Shelter - El Camino Housing Organization (ECHO)		\$7,500		\$15,000	\$7,500			\$14,022	The applicant documented a high need for funding to assist very-low income clients and demonstrated that they can quickly expend the grant funds. After the last Homeless Enumeration count, it was found that a large homeless population lives in the North County area and therefore County public services CDBG funds should be allocated to ECHO. ECHO applied to the cities of Atascadero and Paso Robles who cumulatively approved funding for the program. Staff recommends ESG funds for ECHO, as they are eligible to receive funds for the operation of the shelter in the North County area. All eligible ESG applicants reached a consensus to the allocation of these funds as presented. The allocation is also consistent with the Homeless Services Oversight Council’s recommendation to fund this activity with both CDBG and ESG funds.

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4	Shelter for Medically Fragile by Transitional Food & Shelter		\$1,000			\$1,000				Staff recommends funding this application request as it is consistent with the HSOC's funding recommendation to assist organizations that provide direct shelter and services to homeless persons. Transitional Food & Shelter will also receive funds from the City of Paso Robles.
5	Access to Prescription Meds by Alliance for Pharmaceutical Access, Inc.		\$3,000			\$3,000				Staff recommends funding this application request as it is consistent with the HSOC's funding recommendation to assist organizations that provide direct shelter and services to homeless persons or that can help a household prevent homelessness through the direct assistance of the prescription of medication for extremely low- and low-income households.
6	Operation of Food Pantry by the Atascadero Loaves & Fishes		\$15,000				\$0			County CDBG funds are not recommended for this public service because of the high need to fund basic food, shelter and other needs for the homeless at the Maxine Lewis Memorial Shelter and the Prado Day Center for the homeless in San Luis Obispo.
7	Domestic violence shelter in San Luis Obispo- Women's Shelter Program of SLO Co.				\$7,117				\$6,709	The applicant documented a high need for funding to assist low-income clients and demonstrated the ability to expend federal funds within one year. All eligible ESG applicants reached a consensus to the allocation of these funds as presented.
8	Domestic violence shelter- North County Women's Shelter				\$13,808				\$13,237	The applicant documented a high need for funding to assist low-income clients and demonstrated the ability to expend federal funds within one year. All eligible ESG applicants reached a consensus to the allocation of these funds as presented.
9	Administrative costs by non-profits								\$2,292	A total of 5% for administrative costs is allowed for the services provide and/or for the County to administer the ESG program. It is recommended that 2.5% of the ESG allocation for each nonprofit be allocated for administrative purposes. The administrative allocation will be taken directly from the allocation awarded.
<b>Subtotal</b>		<b>\$234,305</b>	<b>\$26,500</b>		<b>\$88,185</b>	<b>\$108,748</b>	<b>\$0</b>		<b>\$89,391</b>	

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<b>Public Facilities</b>										
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1	Homeless Services Center (Predevelopment soft costs) by CAPSLO		50,000				\$50,000			Staff recommends funding the proposed homeless shelter facility (campus) in the City of San Luis Obispo for plan preparation. This funding recommendation is the second allocation of funds by the County for what is anticipated to be the beginning to replace the Maxine Lewis Memorial Shelter for the Homeless.
2	San Lawrence Terrace Well Rehabilitation by the San Miguel Community Services District		\$105,000				\$105,000			Funding is recommended. The San Miguel Community Services District needs funding to rehabilitate the well in order to improve water quality. Should the well be decommissioned due to not meeting water quality standards, the community could face a risk to their health and safety. The predominately low and moderate-income community would not be able to afford the project costs without assistance.
3	Property Acquisition in Atascadero by North County Connection		\$100,000				\$43,614			Since the initial allocation of CDBG funds by the Board in 2011, the project has attained funding support by the City of Atascadero to allocate \$55,000 toward the acquisition, plus \$100,000 in city funds to purchase the property for future housing considerations. Staff recommends that additional CDBG funds assist this effort to complete the funding needs previously identified by the applicant.
4	Los Osos Sewer Revolving Loan Program by the County Public Works Dept.		\$400,000				\$0			Staff does not recommend funding the project at this time as funding the project is too early considering the work that must commence prior to the assistance to low-income homeowners install their laterals and the timely requirements for the expenditure of funds.
5	Upgrade water system and install new sewage system at Sunny Oaks Mobile Home Park by R.O.P., Inc.		\$22,050				\$22,050			The applicant, Resident Owned Parks (ROP) successfully applied for 2010 and 2011 CDBG funds to assist low and moderate-income mobile home owners at the Sunny Oaks Mobile Home Park. There is a large need to upgrade the infrastructure at mobile home parks throughout the County and assisting this senior park with installing new sewer and water lines would greatly reduce the financial burden on the seniors. The new sewer lines will connect to the proposed new sewer in Los Osos. Funding is recommended for this project.

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6	Removal of Architectural Barriers at Vets Hall by General Services Agency		\$84,900				\$71,076			Funding this project is recommended to eliminate the barriers experienced by persons with disabilities using the Veterans Memorial Building's bathrooms and kitchen facilities.
<b>Subtotal</b>			<b>\$761,950</b>				<b>\$291,740</b>			
<b>Economic Development</b>										
1	Business Center Program by the Mission Community Services Corp.		\$35,000				\$35,000			Mission Community Services Corporation (MCSC) provides technical assistance to low and moderate-income business owns. MCSC will sponsor workshops, marketing and entrepreneurial training to help create or retain jobs. Assistance to new businesses could help generate jobs and for this reason, funding is recommended.
<b>Subtotal</b>			<b>\$35,000</b>				<b>\$35,000</b>			
<b>Planning and Capacity Building</b>										
1	Homeless Management Information System by the County Planning and Building Dept.		\$15,000				\$15,000			In order for the County to receive a \$60,000 Homeless Management Information System grant, there is a 20% (\$15,000) match requirement. Staff proposes to provide the match via CDBG funds. The County match will cover administrative responsibilities to help administer the Continuum of Care programs.
2	Fair Housing Activities by Cal Rural Legal Assistance		\$1,000				\$1,000			Funding is necessary to assist with local fair housing activities during the upcoming fiscal year. The U.S. Department of Housing and Urban Development requires the need to support fair housing activities. These activities are provided by the California Rural Legal Assistance center in San Luis Obispo County.
<b>Subtotal</b>			<b>\$16,000</b>				<b>\$16,000</b>			

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\* S.U.P.F. = Special Urban Projects Fund that consists of CDBG funds.

General Administration										
1	Administration by County		\$128,997	\$75,449	\$2,292	\$0	\$128,997	\$75,449	\$2,292	Funds are needed to maintain adequate staff to meet HUD requirements to administer the grants and provide technical assistance regarding the grant programs. CDBG, HOME and ESG regulations allow 20%, 10% and 5% respectively for program administration.
<b>Subtotal</b>				<b>\$75,449</b>	<b>\$2,292</b>	<b>\$108,748</b>	<b>\$128,997</b>	<b>\$75,449</b>	<b>\$2,292</b>	
<b>GRAND TOTAL</b>		<b>\$234,305</b>	<b>\$</b>	<b>\$3,429,949</b>	<b>\$90,477</b>	<b>\$108,748</b>	<b>\$616,237</b>	<b>\$823,357</b>	<b>\$91,837</b>	